

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 Gareth Smith
Church Inn (Ardwick) Limited and One
Manchester
Unit 4 Royal Mills
Redhill Street
Ancoats
Manchester
M4 5BA

Agent (if used)

Ms Ellie Philcox
Euan Kellie Property Solutions
Neo
9 Charlotte Street
Manchester
M1 4ET

Part 1 – Particulars of the application/development

Proposal: Erection of 16 x 3 storey townhouses (Class C3) with associated parking, landscaping and boundary treatment and new vehicular access from Cotter Street and associated works

Location: Land Bounded By Ardwick Green North, Cotter Street & Niven Street, Manchester, M12 6EY

Date of application: 28 December 2022

Application number: 135857/FO/2022

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 to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. The original submission raised initial concerns about design treatment to the gable at ground floor level, privacy, and affordable housing, these matters have been satisfactorily resolved and the appropriate conditions have been attached.

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:

Location plan ref: 2565-CDA-00-SL-DR-A-0507

Site plan ref: 2565-CDA-00-SL-DR-A-0506

Existing site plan ref: 2565-CDA-00-SL-DR-A-0508

Proposed S278 works extent plan ref: : 2565-CDA-00-SL-DR-A-0502

Proposed Context Plan -plan ref: 2565-CDA-00-SL-A -0510

Site Layout - Lighting Schematic plan ref: 2565-CDA-00-SL-DR-A-SK13

Facade Study North and South elevations plan ref: 2565-CDA-01-XX-DR-A-0702 REV C

Typical planning Details Sheet 1 plan ref: 2565-CDA-01-XX-DR-A-0900 REV B

Typical planning Details Sheet 2 plan ref: 2565-CDA-01-XX-DR-A-0901 REV A

View 01; View 02; View 03 View 04; View 05; View 06

Design and Access Statement November 2022

Air Quality Assessment ref: 6032r1 dated 7th

November 2022

Archaeological Desk Based Assessment Issue:v1 ref: SA/2022/120 dated 8th December 2023

Broadband Connectivity

Construction Management Plan (notwithstanding Saturday start time)

Crime Impact Statement VERSION A: dated 02.12.22 ref:2022/0535/CIS/01

Environmental Standards Statement dated November 2022

Light spill document -Ardwick QED dated 30.11.2022

Lighting designs - Ritelux

Schedule of floor area

Planning Policy Compliance Statement December 2022

Economic Viability Appraisal December 2022

Environmental Noise Assessment Report Ref: J004076-5851-LK-01 October 2022

Arboricultural Impact Assessment and Method Statement Ref: 81-008-R2-1 dated 27th October 2022

Preliminary Ecological Appraisal Report Ref: 81-008- R1 -1 dated 2nd November 2022

Drainage Strategy dated 22nd November 2022

Infiltration SuDS GeoReport ref: BGS_328923/38904

Phase 1 Preliminary Risk Assessment ref: LKC 22 1502 CL-602-LKC22 1502-01 dated 25th

October

2022

Heritage Statement : Significance Appraisal & Impact Assessment November 2022

Waste Management Strategy proforma

Transport Statement ref: 221129/SK22285/TS01(-01)

Stage 1 Road Safety Audit Designers Response dated 20th December 2022

Received 28th December 2022.

Economic Viability Appraisal dated December 2022

Email from planning agent 13th March 2023.

Ardwick Green Part M4 (2) Compliance Statement received 13.03.2023

Boundary treatments plan - plan ref: 2565-CDA-00-SL-DR-A-0504 REV D received 13.03.2023

Proposed boundary treatment details plan ref: 2565-CDA-00-XX-DR-A-2600 REV C received

13.03.2023

Proposed higher levels boundary treatment plan ref: 2565-CDA-00-SL-DR-A-0511 REV A received
13.03.2023

Proposed part wall treatment details ref: 2565-CDA-00-XX-DR-A-2601 REV A received
13.03.2023

Hard and soft landscaping plan - plan ref: 2565-CDA-00-SL-DR-A-0509 rev.A received
19.04.2023

Proposed Site Layout -Roof level plan ref: 2565-CDA-00-RF-DR-A-0503 REV F received 19.04.2023

Site Layout plan ref: 2565-CDA-00-SL-DR-A-0500 REV I received 19.04.2023

Proposed floor plans - plan ref: 2565-CDA-01-XX-DR-A-0600 REV G received
19.04.2023

HT01 -Typical Layout plans plan ref: 2565-CDA-01-XX-DR-A-0601 REV E received
19.04.2023

Elevation sheet 1 plan ref: 2565-CDA-01-XX-DR-A-0700 REV H received 02.05.2023

Elevation sheet 2 plan ref: 2565-CDA-01-XX-DR-A-0701 REV H received 02.05.2023

Facade Study East elevation plan ref: 2565-CDA-01-XX-DR-A-0703 REV D received
02.05.2023

Facade Study West elevation plan ref: 2565-CDA-01-XX-DR-A-0704 REV C received
02.05.2023

Proposed bin store elevations plan ref: 2565-CDA-01-XX-DR-A-0705 REV D received
02.05.2023

Access and waste management plan -plan ref: 2565-CDA-00-SL-DR-A-0505 REV F received
23.05.2023

Reason - To ensure that the development is carried out in accordance with the approved plans,
pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) 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, which for the avoidance of doubt shall include as a minimum:

- o Hours of working;
- o The routing of construction traffic;
- o Detail the vehicular activity associated with the construction including appropriate swept path assessment;
- o Details of the location and arrangements for contractor parking;
- o The identification of the vehicular access points into the site;
- o Identify measures to control dust and mud, including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period and that vehicles would be sheeted ;
- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
- o For large schemes a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.
- o Identify measures to reduce noise emissions;
- o Acoustic fencing to the western boundary with the St. Thomas Centre

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 (2012) .

4) Prior to above ground works, samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

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 Manchester Core Strategy (2012).

5) Prior to commencement of any above ground works, full detailed designs (including specifications, and any TRO's) of all off site highways works, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, prior to the first residential unit being occupied.

Reason - In the interests of highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).

6) The car parking indicated on the approved plans for the development shall be surfaced, demarcated and made available for use prior to the new dwellings hereby approved being occupied, and be available for use solely in connection with the dwellinghouses. The car parking be available at all times whilst the dwellings are occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to Policies T2, SP1 and DM1 of the Manchester Core Strategy (2012).

7) Prior to the occupation of the development, finalised details of the specification of electric vehicle charging points in the locations shown Site Layout plan ref: 2565-CDA-00-SL-DR-A-0500 REV I received 25.04.2023 to serve the houses approved within the development, shall be submitted to and approved by the local planning authority. The development shall be implemented in accordance with the approved details, and all the agreed works shall be completed prior to the proposed

accommodation being occupied, and thereafter managed and maintained in accordance with the approved details.

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 Manchester Core Strategy (2012)

8) .a)Before the development hereby approved is first occupied, a Full Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan

means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those attending or employed in the development

ii) a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time

iii) mechanisms for the implementation of the measures to reduce dependency on the private car

iv) measures for the delivery of specified travel plan services

v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

b) Within six months of the first occupation of the development (or an alternative timescale to be agreed in writing with the Local Planning Authority), a revised Travel Plan, which takes into account

the information about travel patterns gathered pursuant to item (ii) above, shall be submitted to and

approved in writing by the City Council as local planning authority for the development. Any Travel

Plan which has been approved by the City Council as local planning authority shall be implemented in

full for the development at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the development, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012) and the Guide to Development in Manchester SPD (2007).

9) The cycle storage details shown Proposed floor plans - plan ref: 2565-CDA-01-XX-DR-A-0600 REV

G received 19.04.2023 shall be implemented in accordance with the approved details, and all the

agreed works shall be completed prior to the proposed accommodation being brought into use, and

be retained thereafter .

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with Policies SP1, T1, T2, EN6 and DM1 of the Manchester Core Strategy (2012) and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

10) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the

Local Planning Authority require further investigation, the development shall not commence until a

scheme for the investigation of the site and the identification of remediation measures (the Site

Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried

out, before the development commences and a report prepared outlining what measures, if any, are

required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which

shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the

previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to

and approved in writing by the City Council as local planning authority.

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 DM1 and EN18 of the Manchester Core Strategy (2012) .

11) a) The development shall be implemented in accordance with Environmental Noise Assessment

Report Ref: J004076-5851-LK-01 October 2022 received 28th December 2022

(including an

alternative means of heat removal from the dwellings).

b) Prior to first occupation of the residential units, a verification report shall be required to

validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal 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 internal noise criteria.

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved UDP policy DC26

12) 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. Prior to commencement of the use 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. The scheme shall

be implemented in full before the use commences or as otherwise agreed in writing by the

City Council as local planning authority.

b) Prior to the operation of the scheme 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 nonconformity

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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved UDP policy DC26.

13) a) The development shall be implemented in accordance with details in Waste Management Strategy Proforma, and on plan refs: Proposed bin store elevations plan ref: 2565-CDA-01-XX-DR-A0705 REV D received 02.05.2023 and Access and waste management plan -plan ref: 2565-CDA-00-SLDR-A-0505 REV F received 23.05.2023.

b) A banksman shall be present when refuse vehicles reversing into the site on collection day.

The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, and pedestrian safety pursuant to policies EN19 and DM1 of the Manchester Core Strategy (2012).

14) The development shall only be carried out in accordance with sections 3 and 4 of Crime Impact Statement, ref.2022/0535/CIS/01, Version A dated 02.12.22,. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation for that the development.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

15) .No development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.

Reason- To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to national policies within the NPPF and NPPG and policies EN08 and EN14 of Manchester Core Strategy (2012).

16) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme and the culverted ordinary

watercourses have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Those details shall include:

Verification report providing photographic evidence of construction as per design drawings,;

As built construction drawings if different from design construction drawings;

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 a maintenance mechanism for the lifetime of the development,

pursuant to policies EN8, EN14, EN17 and DM1 of the Manchester Core Strategy (2012)

17) The development shall be implemented in accordance with Arboricultural Impact Assessment

and Method Statement Ref: 81-008-R2-1 dated 27th October 2022.

Reason - In order avoid damage to trees adjacent to the site which

are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

18) No removal of or works to any or shrubs or structures that may be used by breeding birds shall

take place during the main bird breeding season 1st March and 31st August inclusive, unless a

competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests

immediately before the vegetation is cleared and provided written confirmation that no birds will be

harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

Any such written confirmation should be submitted to the local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Manchester

Core Strategy (2012).

19) Prior to any above ground works in the development hereby approved, a scheme for delivering

biodiversity enhancement at the site (including the provision of bird boxes/sparrow terraces and bat

boxes/bricks) as shown on Proposed Site Layout -Roof level plan ref: 2565-CDA-00-RF-DR-A-0503

REV F received 25.04.2023 , shall be submitted to and approved in writing by the City Council as the

local planning authority. The biodiversity enhancement measures shall be implemented in accordance with the approved scheme, prior to the occupation of the buildings, and retained at all times thereafter.

Reason - To ensure that landscape and ecology management is adequately in place and to ensure the longevity of new planting in different areas of the site and to comply with policy EN15 of the Manchester Core Strategy (2012).

20) a) The landscaping scheme for the development shall be implemented in accordance with the Hard and soft landscaping plan - plan ref: 2565-CDA-00-SL-DR-A-0509 rev .A received on 25.04.2023

b) Prior to any ground works in connection with the soft landscaping areas shown on Hard and soft landscaping plan - plan ref: 2565-CDA-00-SL-DR-A-0509 rev .A, finalised details of the species , and associated planting locations, together a management and maintenance strategy, for the proposed landscaping shall be submitted to and approved in writing by the City Council as local planning authority.

c) The approved landscaping scheme and arrangements for management and maintenance shall be implemented not later than 12 months from the date the buildings are first occupied. 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 in the development, another tree or shrub of the same species and size as that originally planted shall be planted at the same place within the development.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

21) a) The development hereby approved shall be carried out in accordance with the document titled

' Environmental Standards Statement 'dated November 2022.

b) A post construction review certificate/statement shall be submitted for approval for the development, within a timescale that has been previously agreed in writing for the development, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

22) If , when the lighting units are illuminated, they cause glare or light spillage which is in the opinion of the City Council as Local Planning Authority to the detriment of adjoining and nearby residential properties, such measures as the Council as Local Planning Authority confirm in writing that they consider necessary including baffles and/or cut-offs shall be installed on the lighting units and adjustments shall be made to the angle of the lighting units and the direction of illumination, which shall thereafter be retained in accordance with details which have received the prior written approval of the Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of existing and proposed nearby residential accommodation, pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012).

23) The window and any glazing to the door to Bedroom no.2 which facing onto the proposed lightwells shall prior to first occupation , and for so long as they are occupied , be obscurely glazed to a height of 1.7m above internal floor level to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent .

Reason - In the interest of privacy and to protect the amenity and living conditions of adjacent properties and in accordance with policies EN1, SP1 and DM1 of the Manchester Core Strategy(2012).

24) The landing and bathroom windows to the western gables of plot nos.04,05,12 and 13 shall prior to first occupation , and for so long as they are occupied , be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent .

Reason - In the interest of privacy and to protect the amenity and living conditions of adjacent properties and in accordance with policies EN1, SP1 and DM1 of the Manchester Core Strategy(2012).

25) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy (2012) and the guidance contained within the National Planning Policy Framework.

26) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings specified in condition 2.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

27) Notwithstanding the Town and Country Planning (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 buildings shall be undertaken save where it is 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 (2012).

28) a) The boundary treatment shall be implemented in accordance with the identified locations on Boundary treatments plan - plan ref: 2565-CDA-00-SL-DR-A-0504 REV D and in accordance with Proposed boundary treatment details plan ref: 2565-CDA-00-XX-DR-A-2600 REV C and Proposed part

wall treatment details ref: 2565-CDA-00-XX-DR-A-2601 REV A received 13.03.2023

b) Finalised materials forming the boundary treatments annotated on Boundary treatments plan -

plan ref: 2565-CDA-00-SL-DR-A-0504 REV D and Proposed boundary treatment details plan ref:

2565-CDA-00-XX-DR-A-2600 REV C received 13.03.2023 shall be submitted to and approved in

writing by the City Council as local planning authority, prior to boundary treatment being implemented on site

c) The approved scheme shall be implemented in full before the dwellings are first occupied and retained as such thereafter.

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, in order to comply with Policies SP1, EN1 and DM1 of the

Manchester Core Strategy (2012), and the guidance provided within the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

29) Before the development hereby approved commences, an Unexploded Ordnance study ,

incorporating a mitigation strategy outlining what measures, if any, are required to remediate the

land shall be submitted to, and approved in writing by, the City Council as local planning authority.

The development shall be implemented in accordance with the approved details.

Reason - To ensure that the presence of or the potential for any Unexploded Ordnance is detected

and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1

and EN18 of the Manchester Core Strategy (2012) .

30) No development works shall take place until the applicant or their agents or their successors in

title has secured the implementation of a programme of archaeological works in accordance with a

Project Design that has been submitted to and approved in writing by the local planning authority.

The Project Design shall cover the following:

1. A phased programme and methodology of investigation and recording to include: - archaeological

evaluation trenching; - pending the results of the above, targeted open-area excavation.

2. A programme for post-investigation assessment to include: - production of a final report on the

results of the investigations and their significance.

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Dissemination of the results of the archaeological investigations commensurate with their significance.

5. Provision for archive deposition of the report and records of the site investigation. 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved Project Design.

Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to saved policy DC20.1 of the Unitary Development Plan for the City of Manchester, and in accordance with NPPF policy 16, paragraph 211: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible.

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 is advised that any requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Hedgehogs and amphibians hibernate between October and March and use wood piles and other materials/vegetation for cover. It is therefore suggested that in the interest of best practice, between October and March any wood piles or other suitable materials and vegetation within the area should be checked for hibernating hedgehogs/amphibians before disturbance/clearance. If hedgehogs/amphibians are found at any time during works they should be moved to a safe place outside of the working area where they will be safe from predators.

Date: 27 March 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

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